

FOR SALE – Rural Development Opportunity

Building Plot, Moorby (Near Horncastle) PE22 7PL

BELL





FOR SALE
BUILDING PLOT
MAIN ROAD, MOORBY

- UNIQUE DEVELOPMENT OPPORTUNITY OF SOME CHARACTER, WITHIN A GRASS PADDOCK EXTENDING TO Approx. 1.68 acres (0.68 ha) IN TOTAL
- RURAL LOCATION ENJOYING A SOUTHERLY AND WESTERLY OPEN REAR ASPECT
- FULL PLANNING PERMISSION FOR CHANGE OF USE AND EXTENSION OF AN EXISTING BARN TO CREATE A SUBSTANTIAL 4-BED FAMILY HOME WITH GREEN CREDENTIALS

PRICE: OIRO £185,000

LOCATION

Moorby is a rural hamlet, comprising a scattering of dwellings and farms, situated on the B1183 approx. 5 miles south of the market town of Horncastle and approx. 14 miles north of Boston.

The land fronts the main B1183 as you pass through the village and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

The land comprises a grass paddock, situated on the south side of the B1183, within established boundaries of mature trees and hedgerow, extending to approx. 1.68 acres (0.68 ha).

To the northern end of the paddock is a detached timber-built barn, which forms the basis of the granting of planning consent for a dwelling.

The approved plans provide for the conversion and extension of the barn to create a substantial L-shaped family home, taking full advantage of the setting. Including family living area, with full height glazed elevation, enjoying the westerly open rear aspect, over the rear paddock and beyond. In all, the plans create a contemporary living space.

The dwelling has green credentials, with the proposed extensions, specified with bale walls under a pantile clad roof.

Other green credentials include ground source heat pump, solar panels and EV charging.

This is an opportunity to create a unique energy efficient contemporary family home, of considerable character, within an established rural setting.

The vendors have now laid part of the foundations to the dwelling under structural engineer design, to preserve the planning consent.

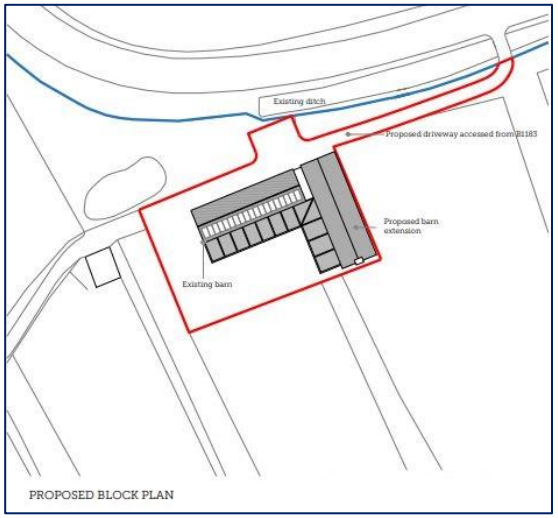
ACCOMMODATION

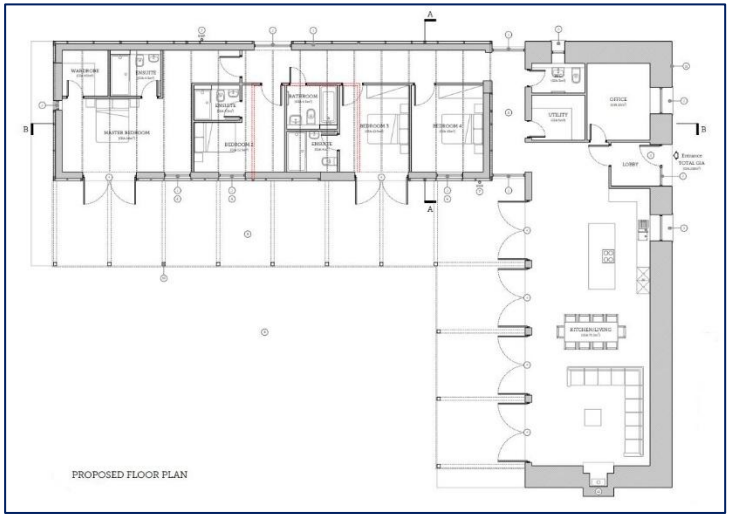
- Kitchen/Living/Family Room
- Study
- Four Bedrooms (3 en-suite, one with dressing room)
- Family Bathroom
- Utility
- WC

SERVICES

Mains electricity and water are available in the area. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services. Drainage will be to a private system.











TOWN & COUNTRY PLANNING

Full Planning Permission for change of use, extension and alterations to an existing barn to provide a dwelling and vehicular access was granted by East Lindsey District Council on the 19th October 2023 under reference S/123/02440/22

Subsequently Section 73 Approval has been granted varying Condition No 2 of the original Full Planning Permission, allowing the new roofs to be clad in clay pantiles rather than thatched. This is approved by East Lindsey District Council Under Ref: 00140/26/RVC on the 31st March 2026. In addition, the vendors have now constructed part of the foundations to the approved dwelling, the planning consent is now extant.

A copy of the approved plans and Decision Notice can be viewed online at www.e-lindsey.gov.uk/applications

Further enquiries should be directed to:
East Lindsey District Council
The Hub, Mareham Road
Horncastle
LN9 6PH
T. 01507 601111

TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion. The sale shall include the dyke which runs along the western edge of the land to be sold.

VIEWING

At any reasonable time on site with these particulars.
Email: colinlow@robert-bell.org
Website: http://www.robert-bell.org

Brochure amended November 2026

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